

**Filed for Record and Request of  
And after Recording Return to:**

Tongmei Xu  
May Xu Law, PLLC  
5608 17<sup>th</sup> Ave NW, Ste 1693  
Seattle, WA 98107

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20252781  
Date 08/27/2025

**PERSONAL REPRESENTATIVE’S DEED**

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**Grantor:** Edwin Shimazu  
**Grantee:** Sophie Shimazu-Weibel  
**Assessor’s Tax Parcel Number:** P56236  
**Alt. Tax ID:** 37722050100011

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1. **GRANTOR.** The Grantor, Edwin Shimazu, acting as the duly appointed, qualified, and acting Personal Representative of the Estate of Harumi Shimazu, Deceased, under Skagit County Superior Court Cause No. 24-4-00595-29.

2. **GRANTEE.** The Grantee is Sophie Shimazu-Weibel, surviving spouse of the Decedent.

3. **DECEDENT’S ESTATE.** Decedent Harumi Shimazu died testate on October 21, 2024. On March 4, 2025, Edwin Shimazu was appointed Personal Representative of Decedent’s estate.

4. **REAL PROPERTY.** Decedent’s estate includes the following real property commonly known as: 2219 13th Street, Anacortes, WA 98221, situated in the county of Skagit, State of Washington, and legally described as:

The West Half of Lot 8, and all of Lots 9 and 10, Block 205, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

5. **CONVEYANCE OF DECEDENT’S INTEREST.** By virtue of the authority vested in the Grantor as Personal Representative under RCW 11.68 and in accordance with the Last Will and Testament of the Decedent, Grantor conveys, grants, and quitclaims to Sophie Shimazu-Weibel, a single woman as her separate property, all of the interest of Decedent’s estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent’s interest in the real property at his death.



24-4-00595-29  
LRTS 10  
Letters Testamentary  
1841132



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/04/2025

<b>Estate of HARUMI SHIMAZU:</b>	No. 24-4-00595-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of HARUMI SHIMAZU late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 01, 2024.
- 1.2 In that will EDWIN SHIMAZU is named personal representative.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT EDWIN SHIMAZU is authorized by this court to execute the will of the above decedent according to law.

DATED 03/04/2025.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Deanna Mallchok, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on November 01, 2024.

I further certify that these letters are now in full force and effect.

DATED: 3-7-25

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY *Deanna Mallchok*  
Deputy Clerk

